Minutes of the Price City Council Meeting
City Hall
Price, Utah
January 24, 2018 at 5:30 p.m.

Present:
Mayor Kourianos
Councilmembers:

Leif Nelson	Stephen Rugrito, Police Sargent
Rick Davis	Nick Tatton, Community Director
Layne Miller	Miles Nelson, Public Works Director
Amy Knott-Jespersen	Lisa Richens, Finance Director
Terry Willis	Paul Bedont, Fire Chief
	Sherrie Gordon, City Recorder

1. Mayor Kourianos called the regular meeting to order at 5:30 p.m. He led the Pledge of Allegiance.

2. Roll was called with the above Councilmembers and staff in attendance.

Mayor Kourianos informed the Council that Miles Nelson, Public Works Director, requested Item 13. be struck from the agenda.
MOTION. Councilmember Willis moved to strike Item 13 from the agenda. Motion seconded by Councilmember Nelson and carried.

3. PUBLIC COMMENT –
Steve Christensen introduced himself to the Mayor and Council. He will now be covering the City Council meetings for the Sun Advocate. He also introduced Matt Ward, the new General Manager of the Sun Advocate.

4. SMUIN, RICH & MARSING - Presentation of the Fiscal Year 2017 Audit Report.
Greg Marsing of Smuin, Rich and Marsing presented and reviewed the audit report for the fiscal year ending June 30, 2017. Mr. Marsing reviewed the City's financial statements, individual fund statements and schedules, the statement of net assets, which included assets and liabilities and reports according to governmental auditing standards. The auditor's opinion is that the City is doing everything in a correct manner. The audit did not reveal any material instances or weaknesses in internal control. Mayor Kourianos thanked Mr. Marsing for the report and thanked the accounting staff for a job well done. A copy of the 2017 audit will be made available for review in the Finance Director's Office.
MOTION. Councilmember Willis moved to accept the audit report for FY 2017. Motion seconded by Councilmember Nelson and carried.

5. PLANNING AND ZONING COMMISSION – Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation for final approval by the Price City Council on the following applications with the conditions indicated.
   a. Conditional Use Permits -
      COMMUNICATIONS TOWERS - Consideration and possible approval of two communications towers to be placed in the public right-of-way at: (1) 175 E 400 N within the Public Facilities (PF) zoning district; and, (2) intersection of Main St.-Carbonville Road within the Commercial 1 (C-1) zoning district, Nefi Garcia, Mobilitie.
      - Updated (2018 version) contact, discussion and coordination of final utility pole placement with the Price City Public Works Department and neighboring/adjoining private property owners at each location finding that coordinated installation of utility infrastructure and equipment mitigate misunderstandings and serve to promote future development within the community. Written comments required to verify each.
        - No attachments to or interference with existing public infrastructure or utility equipment.
        - Comments received to be considered and included in final pole placement locations at each respective location.
        - Coordinate metered connections to the Price City Electric System with the Price City Electric Department. Traffic control during installation to be coordinated with the Price City Public Works Department.
        - Written notice provided by adjoining property owners regarding negotiation and finalization of site for installation.
      - Provision by Mobilitie to Price City of updated (2018 version) pole installation plans that include information on wind loading and foundation stability signed and stamped by a structural engineer finding that properly prepared and engineered plans protect the health, safety and welfare of the community.
        - All poles to be placed to be made of steel, not wood
      - Approval of installation of pole in location 1 not to exceed 49.5 feet in height, pole in location 2 not to exceed 46 feet in height, finding that installations consistent with submitted documents mitigates misunderstandings.
      - Specific written notification of the canal company and provision of pole installation information for location 1 finding that the location is adjacent to the canal and State law requires notification of the canal company for development occurring adjacent to the canal.

- Incorporation of comments received by canal company into final location of pole, foundation design, etc.
- Mobilitie to provide Price City with an updated (2018 version) of written documentation from the Canal Company regarding comments.

- Reaffirmation of the existing franchise agreement between Mobilitie and Price City as part of this approval and prior to installation of any poles finding that properly franchised utility providers protect the health, safety and welfare of the community.
- Procurement of Price City Building Permits based on updated (2018 version) amended and engineered stamped installation drawings received finding that properly permitted and inspected utility infrastructure protects the health safety and welfare of the community.
  - Installation restricted until updated (2018 version), stamped and signed plans are submitted and building permits are issued.
- Installation of signage on each pole indicating the ownership of the pole and contact information for emergency or service and maintenance matters finding that properly identified utility infrastructure mitigates misunderstandings and promotes increased service to the community.
- Procurement of a Price City Business License for the lawful conduct of business within Price City finding that all businesses are required to be licensed for local operation by Price City.
- No authorizations or land uses not specifically identified herein approved finding that restricted authorizations and land uses protect the long-term interests of the community.
- No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

MOTION. Councilmember Miller moved to approve two communications towers to be placed in the public right-of-way at: (1) 175 E 400 N within the Public Facilities (PF) zoning district; and, (2) intersection of Main St.-Carbonville Road within the Commercial 1 (C-1) zoning district with the conditions indicated. Motion seconded by Councilmember Davis and carried.

MULTIPLE LAND USE FACILITY - Consideration and possible approval of a multiple land use facility including retail sales, dairy products-ice cream, direct selling, eating places-food consumed on premises, administration office, wearing apparel and accessory manufacturing, special training and schooling and public assembly for miscellaneous purposes at 78 East Main Street within the Commercial 1 zoning district.

- Retail Sales: durable and non-durable goods, a permitted land use, Section 11.3.4 of the Code;
- Books and Stationary, a permitted land use, Section 11.3.4.3 of the Code;
- Dairy Products, a permitted land use, Section 11.3.4.8 of the Code;
- Ice Cream Establishment, a permitted land use, Section 11.3.4.26 of the Code;
- Direct Selling Organization, a permitted land use, Section 11.3.4.10 of the Code;
- Eating Places-Food Consumed on Premises, a conditional land use, Section 11.36.4.14 of the Code;
- Administration Office Space, a permitted land use, Section 11.3.5.1 of the Code;
- Wearing Apparel and Accessories Manufacturing, a conditional land use, Section 11.3.7.2.4 of the Code;
- Special Training and Schooling, a conditional land use, Section 11.3.10.3.1 of the Code;
- Public Assembly for Miscellaneous Purposes, a conditional land use, Section 11.3.10.5.6 of the Code.

Trica Pilny, Joel Smith, and Dan Vowles reviewed the project.
MOTION. Councilmember Nelson moved to approve a multiple land use facility including retail sales, dairy products-ice cream, direct selling, eating places-food consumed on premises, administration office, wearing apparel and accessory manufacturing, special training and schooling and public assembly for miscellaneous purposes at 78 East Main Street within the Commercial 1 zoning district with the conditions indicated. Motion seconded by Councilmember Miller and carried.

6. PUBLIC HEARING - Public hearing to receive input on the fiscal mid-year amendment to the Price City Capital Improvement Plan: project additions to plan: (1) renovation to community baseball and softball fields in partnership with Carbon School District; (2) ADA access to the basement of the Price City Library.
MOTION. Councilmember Miller moved to open the public hearing at 6:48 p.m. Motion seconded by Councilmember Knott-Jespersen and carried.
Nick Tatton reviewed the information.
No public comment was received.
MOTION. Councilmember Nelson moved to close the public hearing at 6:54 p.m. Motion seconded by Councilmember Knot-Jespersen and carried.

7. RESOLUTION NO. 2018-01 - Consideration and possible approval of "A Resolution Establishing The Amended Multi-Year Price City Capital Improvement Plan".
MOTION. Councilmember Willis moved to approve Resolution No. 2018-01. Motion seconded by Councilmember Nelson and carried.

8. PUBLIC HEARING - Public hearing to receive input on the proposed 2018 updates to the Price City Land Use Management and Development Code.
Nick Tatton reported to the Council that the Planning and Zoning Commission held a public hearing on January 22, 2018 and no public comment was received. The Commission approved Resolution No. 2018-02PZ supporting and recommending

adoption of certain updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council.
MOTION. Councilmember Davis moved to open the public hearing at 6:56 p.m. Motion seconded by Councilmember Miller and carried.
No public comment was received.
MOTION. Councilmember Miller moved to close the public hearing at 6:58 p.m. Motion seconded by Councilmember Knott-Jespersen and carried.

9. ORDINANCE NO. 2018-001 - Consideration and possible approval of "An Ordinance Adopting the Updates to the Price City Land Use Management and Development Code, 2008 Edition".
MOTION. Councilmember Nelson moved to adopt Ordinance No. 2018-001. Motion seconded by Councilmember Knott-Jespersen and carried.

CONSENT AGENDA – Councilmember Nelson moved to approve consent agenda items 10 through 16 with the exception Item 13. Motion seconded by Councilmember Willis and carried.

10. MINUTES
a. January 10, 2018 City Council Meeting

11. EMPLOYEE PROMOTION - Consideration and possible approval to promote S. Marvidikis to Groundskeeper III, according to the Price City Career Ladder. Reference Memo dated January 19, 2018, copy attached.

12. 2018 ASSISTANCE TO FIREFIGHTERS GRANT - Consideration and possible approval to apply for grant to purchase digital radios

13. IRRIGATION WATER TURN FEE & DITCH CAPTAIN STIPEND- Consideration and possible approval of an update to the turn fee charged to irrigation water users served by Price City's open ditch irrigation system, as well as an update to the stipend paid to ditch captains to assist in the management of water turns. Irrigation Water Turn Fee: Current=$35 Proposed=$50; Ditch Captain Stipend: Current=$100 Proposed=$150.
This item was struck from the agenda.

14. MIDWAY WEST AMUSEMENTS, INC. AGREEMENT- Consideration and possible approval of a carnival agreement for International Days 2018.

15. TRAVEL REQUESTS - Consideration and possible approval of travel for:
Trenton Bennett, Building Inspector - Utah Chapter of the ICC training conference, February 19-23, 2018, St. George, UT
Paul Bedont, Fire Chief - Utah Arson Investigators Seminar, February 25-28, 2017 Wendover, UT
Bret Cammans, IT and Customer Services Director - Silicon Slopes Technology Summit, January 18-19, 2018, Salt Lake City, UT
Ron Brewer, Water & Sewer- 2018 Rural Water Conference, February 26 - March 2, 2018, St. George, UT
Mike Mastin, Water & Sewer- 2018 Rural Water Conference, February 26 - March 2, 2018, St. George, UT

16. BUSINESS LICENSES - Consideration and possible approval of a business licenses for: Strategic Business Consulting Services, LLC at 453 E Main St. and Young Elite Massage & Wellness at 1567 Eastwood Dr.

17. UNFINISHED BUSINESS -
Councilmember Miller informed the Mayor and Council that the Culture Connection summer line-up for entertainment is moving forward. He met with Neil Breinholt regarding the sound equipment donated to Price City. Mr. Breinholt is providing training to Price City staff on the use/maintenance of the equipment. Mayor Kourianos stated that there could be a possible partnership with USU-Eastern for this equipment use.

Mayor Kouianos called for a motion to close the regular City Council meeting.
MOTION. Councilmember Willis moved to close the regular City Council meeting. Motion seconded by Councilmember Knott-Jespersen and carried.

The regular City Council meeting was adjourned at 7:01 p.m.

APPROVED:

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Michael Kourianos, Mayor

ATTEST:

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Sherrie Gordon, City Recorder